

**President:** Jim Zicaro  
**Vice President:** Mehdi Shadyab  
**Secretary:** Phil Scattergood  
**Treasurer:** Karyn Beebe

**Meeting Location:**  
 City of San Diego, Development Services  
 9601 Ridgehaven Court, San Diego, 1<sup>st</sup> Floor Auditorium

**Past President:** Will Foss

**Meeting Time:** 9:00 AM – 12:00 PM

- 1. Call to Order**  
 President Jim Zicaro called the meeting to order at 9:51 AM.

**2. Roll Call**

<u>Building Official</u>	<u>Jurisdiction</u>	<u>Present</u>	<u>Absent</u>
Will Foss	Carlsbad		X
Lou El-Khazen	Chula Vista	X	
David Calvani	Coronado		X
Clay Westling	County of San Diego	X	
Kurt Culver	Del Mar	X	
Dan Pavao	El Cajon		X
Bob Williams	El Centro		X
Mark Beauchamp	Encinitas	X	
Joe Russo	Escondido	X	X
Rafael Adame	Imperial Beach		X
Jessie Wu	La Mesa		X
Mark Beauchamp	Lemon Grove	X	
Luis Sainz	National City		X
Jim Zicaro	Oceanside	X	
Kurt Culver	Poway	X	
Afsaneh Ahmadi	City of San Diego	X	
Carl Blaisdell	San Marcos		X
Kurt Culver	Santee	X	
Kurt Culver	Solana Beach	X	
Rick Snider	Vista		X
<b>Totals</b>		<b>10</b>	<b>10</b>

No Quorum, a minimum of 11 out of 20 required

Chapter Executive Officers in Attendance

President	Jim Zicaro	City of Oceanside
Vice President	Mehdi Shadyab	City of San Diego
Secretary	Philip Scattergood	City of Oceanside

Associate Members and Guests

Jeff Landon, FBC Building Solutions  
 Russell Ek, Simpson Strong Tie  
 Derek Clay, Simpson Strong Tie  
 Ali Fattah, City of San Diego  
 Lou El-Khazen, City of Chula Vista  
 Kurt Culver, EsGil Corp.

Nancy Martinez, City of San Diego  
 Gina Adams, RCP Block and Brick  
 Ron Carter, Keyline Sales, Inc.  
 Ali Fattah, City of San Diego  
 Patrick Healy, County of San Diego  
 Tiffany Kirk, SDG&E

3. **Approval of Minutes:**

- Minutes from meeting of November 16, 2010 had a couple amendments noted.
- Due to lack of a quorum the minutes could not be approved.

4. **Treasurer's Report:** [Karyn Beebe – not present]

- No report due to treasurer had an emergency and could not be present.

5. **Committee Reports:**

a. **Executive:** [Chair: Jim Zicaro]

- Karyn met with accountants and they suggested sending another letter requesting a refund before sending the penalty amount owed.
- Some of the members were contacted by someone from Travel Ad Buyers a company that sells website advertising and they wanted to place ads on the chapter website. It was decided not to allow advertising at this time and maybe consider later.
- Lou El-Khazen mentioned he might have to step away from working on the website.
- Gave a reminder to confirm attending dinner meeting or not.

b. **Codes:** [Chair: Ali Fattah]

- The committee group did not meet this month
- Ali mentioned that the 2010 codes are available online, but they are mixed in with the 2007 codes so watch closely when selecting them; <http://publicecodes.citation.com/st/ca/st/index.htm> or check the links available on the Building Standards Commission website <http://www.bsc.ca.gov/default.htm>
- HCD is updating Title 25 and there is an information packet that has conflicting public hearing information because one part says a public hearing will only be held if someone asks for and another one says there will be a January 24, 2011 public hearing <http://www.hcd.ca.gov/codes/mhp/NOTICE-MHSubart1and2.doc> .
- At the Wall Bracing seminar it was asked if you could choose between using the CBC or the CRC and then it was mentioned that the CBC states you shall use the CRC. The two codes are not completely clear on when they apply.

c. **Disaster Preparedness:** [Chair: Dan Pavao – not present]

- No report.

d. **Education and training:** [Chair: Gina Adams]

- Gina mentioned 39 people showed up for the APA IRC/CRC Wall Bracing seminar
- It was brought up that Fire Sprinkler seminars for inspections might need to be done next year.

e. **Electrical:** [Chair: Nancy Martinez]

- The committee met on December 2<sup>nd</sup>, 2010.
- There was only a small group that met so the group basically only had generalized discussions.
- The committee talked about Enphase PV roof mounted micro inverters and that it would not be acceptable to use cable connectors as a disconnecting means.
- The group wanted to know if a home has PV system installed and a Re-Roof permit was obtained would a new PV system permit and plans be required?. There were several comments of what could or should happen, but a permit would be required to reinstall a PV system and this is something that will have to be on a case by case basis for now. Jim Zicaro mentioned if the system is was OK on a previous code cycle, but not on newer code would we allow it to be grandfathered as a re-installation. Ali Fattah mentioned that newer more efficient panels may be available and changing to newer panels could increase the power output on the rest of the system and it should be recalculated.

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- f. **Green Building:** [Chair: Will Foss – not present]
- Jim Zicaro mentioned that in the mandatory measures a capillary break would be required, at least 4" thick base of ½" or larger clean aggregate placed under vapor barrier that is to be in direct contact with concrete under slabs.
  - The mandatory measures also require moisture content of wood to be less than 19%
  - Jim Zicaro mentioned it is not clear who is or is not qualified when it comes to commissioning when it is required; it appears like it would typically only be for commercial buildings of 10,000 sq. ft. or more. There were several comments about forms and checklists that are available and that for now we are probably going to learn as we go what would be the most practical way to handle the required documents and who is qualified to complete them.
- g. **Plumbing / Mechanical:** [Chair: Patrick Healy]
- The Committee met on December 1<sup>st</sup>, 2010.
  - Pat mentioned he was unable to attend the meeting himself, but did have a couple items to share from it.
  - There are some issues that some people have been applying for rebates through SDG&E for equipment that they haven't even obtained permits for so they are working on it.
  - Please forward to Pat Healy any request for training topics that the P/M committee could potentially provide. [Pat.Healy@sdcountry.ca.gov](mailto:Pat.Healy@sdcountry.ca.gov)
- h. **Special Inspections:** [Chair: Mehdi Shadyab]
- No Report.
- i. **Scholarships:** [Chair: Pat Healy]
- There was both a jurisdictional and a non-jurisdictional scholarship winner this year.
  - The non-jurisdictional winner is Adrianna Osuna a student at Southwestern College currently working to become a construction inspector.
  - The jurisdictional winner is Denise Wilfonger a Permit Technician at the City of Oceanside currently taking Nonstructural Plan Review at Palomar College and working at becoming a plans examiner (Neither Jim Zicaro or Phil Scattergood participated in selecting Denise as a winner since she works in the same office).

## 6. Communications

- a. **Chapter President's Report:** [Jim Zicaro]
- Jim wanted to thank everybody for the work they did this year and appreciates that people have volunteered their time.
- b. **CALBO Report:** [Dan Pavao – not present]
- No report
- c. **ICC Report:** [Dan Pavao – not present]
- No report
- d. **Legislative:** [Mehdi Shadyab]

7. **Old Business:** None 8. **New Business:** None 9. **Question of the Month:** None

## 10. Good of the Order/Uniform Code Interpretations

There was a lot of discussion about what new construction is opposed to an addition. Simpson StrongTie gave update on fasteners in contact with treated wood. 2011 catalogs provided

## 11. Adjournment

President Jim Zicaro adjourned the meeting at 12:13 PM.

MINUTES RESPECTFULLY SUBMITTED BY:

*Phil Scattergood*

Phil Scattergood

Secretary, ICC-San Diego Area Chapter